

Ham Lane Kingston Seymour BS21 6XQ

£598,000

marktempler

RESIDENTIAL SALES






Property Type
 House - Semi-Detached


How Big
 1920.00 sq ft


Bedrooms
 4


Reception Rooms
 2


Bathrooms
 2


Warmth
 Oil Heating


Parking
 Driveway to Rear


Outside
 Front and Rear


EPC Rating
 E


Council Tax Band
 E


Construction
 Standard


Tenure
 Freehold

Step into the picturesque setting of this charming semi-detached farmhouse, nestled in a rural location surrounded by open fields and countryside. The tranquil atmosphere of this property is truly a breath of fresh air, offering a peaceful retreat from the hustle and bustle of everyday life.

As you approach the property, you are greeted by a gated front garden that leads to the main entrance. The driveway is at the rear and provides parking for up to three cars.

Upon entering, you are welcomed by a warm and inviting atmosphere that is sure to make you feel right at home. The sitting room and dining room both feature cosy log burning fires, perfect for relaxing on chilly evenings. The spacious kitchen/breakfast room boasts multiple aspects, a large pantry, and integrated appliances, making it a delightful space for cooking and entertaining. Additionally, the boot room provides further storage space and connects to the utility/cloakroom for added convenience. A particular highlight of this wonderful home is undoubtedly the fully glazed conservatory that opens into the expansive rear garden. The first floor features the four bedrooms, bathroom and additional shower room. The bedrooms are well proportioned, double size rooms.

Whilst there is generally comfortable head-height through the house, some doorways will need to be carefully navigated by taller visitors.

The meticulously tended gardens are a sight to behold, with a variety of flowerbeds, mature bushes, a tranquil pond, and a vegetable plot. The gardens back onto the countryside, offering stunning views and a sense of tranquillity.

Kingston Seymour is located between Clevedon and Yatton meaning you are only a short drive to shops, cafes and restaurants. For those with young children, there is a dedicated bus service providing transport to Schools.

This semi-detached farmhouse is the perfect blend of comfort and natural beauty and an opportunity not to be missed.



An welcoming family home enjoying magnificent gardens, surrounded by countryside.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

Mains electric, water and drainage. Oil central heating.

This information has been provided by the sellers and is correct to the best of our knowledge

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

Mobile coverage is limited to likely.

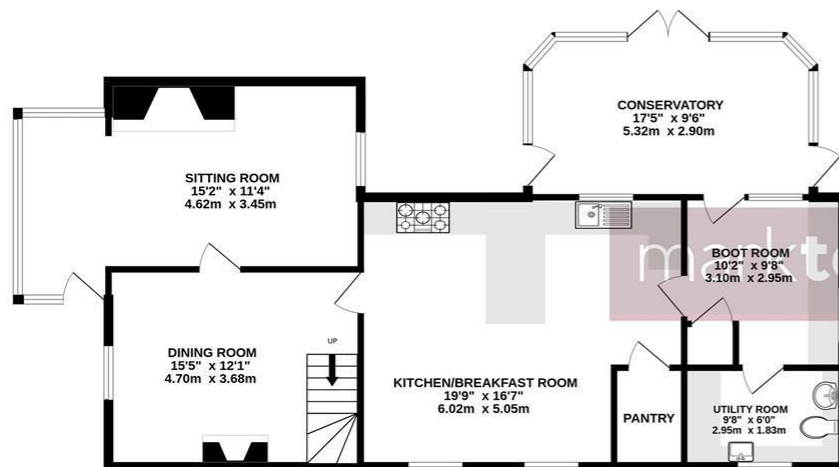
This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires



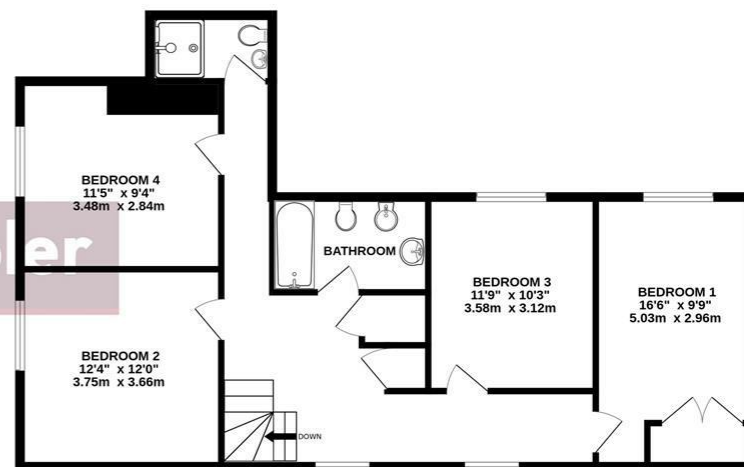
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GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 1920 sq.ft. (178.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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